



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 53
Comm #: 53536-1163-65-A
BRRTS #: 02-54-150621
Site Name: Union Coop Bulk Facility
Site Address: 65 Union St, Evansville, 53536
Site Manager: Janet DiMaggio
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3295
e-mail: janet.dimaggio@wisconsin.gov
Bid Manager: David Swimm
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 264-8766
e-mail: David.Swimm@Wisconsin.Gov

Bid-Start Date:	February 04, 2008
Questions must be received by (See Section 2 (B)):	February 18, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	March 07, 2008
Bid-End Date and Time:	March 21, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Bulk Facility site is a former petroleum storage facility in Evansville (Rock County) which operated from 1940 into 2001. Seven above ground storage tanks (ASTs) were closed and cleaned in September 2001 and removed in 2003. These ASTs ranged in size from 8,000 gallons to 21,950 gallons and were within a diked enclosure. Three ASTs held unleaded gasoline, 1 held diesel fuel, and 3 held fuel oil. There was one additional fuel oil AST containing fuel oil for on-site use which was closed and removed in August 2000.

A site investigation was begun in 1998. Fourteen geoprobe borings and one hand auger (HA1) were constructed on July 31, 1998. One monitoring well MW1X was installed on September 28, 1999. Four on site monitoring wells (MW1, MW2, MW3, and MW5) were installed on October 20, 1999 and sampled on November 30, 1999. A staff gauge was installed in the creek and one on site monitoring well on January 12, 2000 and a piezometer was completed on 3/30/2000. Monitoring well MW4 was installed on 3/31/2000. Groundwater sampling of site wells was done on April 26, 2000.

The shallow soils consist of 1 to 5 feet of sandy fill underlain by alternating silty clay, silty sand and a silty gravel layer containing angular dolomitic fragments (possibly weathered bedrock) to a depth of 12-15 feet below ground surface (bgs) at which point competent dolomitic bedrock is encountered. Soil sample analytical results indicate contamination in the upper 4 feet. Some contamination is in the smear zone (4-6' bgs) in the area of GP6 and GP9.

Depth to groundwater is very shallow (4-6 feet bgs). Monitoring wells MW1, MW2, MW4 and MW5 are all installed with their screened intervals intersecting the unconsolidated/dolomite bedrock interface. Monitoring well MW3 is screened entirely within the unconsolidated material. Piezometer PZ2 is installed entirely in dolomite in bedrock. Groundwater flow across the site is undetermined and highly variable.

Groundwater was sampled and analyzed 5 times (three times between November 1999 and September 2000 and 2 times in May and September 2005). Monitoring well MW2 shows exceedances of the ES for benzene. MW2 also had three exceedances for naphthalene. Monitoring well MW3 shows a decreasing trend in benzene concentrations to below the ES value in the last 2 sampling events. Monitoring well MW4 shows its first ES exceedance in September 2005. Two geoprobes, GP2 and GP13, showed ES exceedances for benzene. These were sampled only once in July 1998.

This site was previously bid in Round 30.

There is an outstanding PECFA loan balance for work conducted by the bidding consultant under the Round 30 bid and for some work conducted by investigation consultant prior to Round 30. This bid includes compiling two PECFA claims, one of which will include, in part, the work performed by the previous consultants.

Since previous well elevation surveys were related to a local datum, this bid includes surveying the wells to the National Geodetic Survey Datum. Please note that Union Street (Hwy 14) was recently upgraded by DOT, so local bench marks may be available near the site.

Minimum Remedial Requirements

Goals of the bid scope work are to:

1. Excavate contaminated soil for direct contact risk,
2. Conduct monitoring well and piezometer groundwater sampling, and
3. Prepare a comprehensive report documenting site activities.

Excavation

Direct contact risk shall be remedied by means of soil excavation and off-site disposal. Excavate to a depth of 4 feet below ground surface (bgs) in the area bordered by the following points: B5, GP 13, MW3, PZ2, GP2, MW6, GP7, GP10, HA7, HA2. Included in the excavated area are sample sites: B6, HA3, HA4, HA5, HA6, GP1, B3, B4, GP5, GP6, and GP9. Please see the extent of excavation map posted on the Commerce web site. For purposes of this bid, bidders shall assume the excavation and off-site disposal of 750 tons of contaminated soil. In addition, bidders must include on page three of their bid response a per ton unit excavation and disposal cost (commodity cost only) to be used to adjust the cap in the event there is significantly more or less tonnage actually removed and disposed (contingency cost). The unit cost should include all commodity-related costs including additional soil sampling costs, and additional backfill. In the event more soil is removed than anticipated by the bid amount, no additional consultant costs will be provided. If a cost cap adjustment is necessary, at that time copies of commodity provider invoices will be required to confirm the value used for the bid contingency cost. Failure to provide a contingency unit cost will result in a non-compliant bid.

Please note that the excavation shall not extend below 4 feet bgs - it is already anticipated that the excavation bottom samples will be heavily contaminated. Consequently, no additional contingency costs for soil excavation and removal will be approved for volumes associated with excavating more than 4 feet bgs.

Excavated soil that is determined to have low or no contamination, based on field screening or other appropriate technology, should be segregated and used as backfill.

As planned the excavation will be close to MW2, PZ2, MW3, and MW6. The consultant and their subcontractors shall take all necessary steps to protect these wells from damage during the excavation. This may include the use of hand tools when near these wells, reconstructing surface seals if compromised during the excavation, etc. It is the responsibility of the consultant to protect these wells, and it is unlikely Commerce will provide additional reimbursement for well repairs associated with damage that resulted from the excavation work.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included in your bid, including any separate mobilizations to sample the soil prior to the excavation. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill. Bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required. Failure to provide a contingency cost for this activity will result in a non-compliant bid.

Collect representative soil samples from the excavation walls and floor to document residual contaminant concentrations that remain in place. Laboratory analyze the soil samples for PVOCs and poly aromatic hydrocarbons (PAHs). The excavation shall be backfilled and compacted in one- foot lifts or less with clean, low permeability backfill similar to the native silt to silty clay soils. Bidders may want to consider using an on-site shallow borrow pit from an area not impacted by contamination to obtain the backfill for the primary excavation and then use imported materials to fill the shallow borrow pit. Regardless, the consultant performing the excavation shall provide proof of low-perm backfill by either using an on-site borrow pit, or confirming through sieve test analysis the low perm nature of any imported backfill material. The clean segregated soil from the primary excavation can also be used as backfill.

Important Note:

Presently, concrete tank saddles/supports, a concrete retaining wall and the former system pump house (may include concrete slab, piping, pumps, etc.) are still present in the area of the planned excavation. These encumbrances must be removed prior to the excavation, and the cost to do so is not PECFA eligible. Consequently, the cost for these removals shall not be included in your bid cost. When determined, the contractor that will be conducting the work under this bid shall contact the RP and determine the final disposition for these materials. Regardless, the removal and final disposition for these materials is not PECFA eligible and shall not be included in any costs provided under this bid.

Initial PECFA Claim Submittal

Following the excavation activities (when paid invoices become available) an initial PECFA Claim shall be submitted. This claim shall include all applicable/eligible yet-to- be claimed work that was conducted before this bid was let. Currently (as of June 2007) there is an outstanding PECFA loan balance of over \$36K.

Re-Survey Datum

Provide top of casing and ground surface elevations to the national geodetic survey datum, per s. NR 141.065, for all the wells at the site (and the stream gauge, if still present). Please note that during April 2006, a re-survey was conducted by a certified land surveyor, and the required elevations were provided, but only in reference to a local datum. Consequently, all that is necessary for this activity is to survey in the required datum from a nearby USGS/DOT benchmark to one well on the site and then convert all the wells to the correct datum. The April 2006 re-survey is available in the DNR project file or from Commerce and is posted to the Commerce web site. In addition to correcting the well elevations to the required datum, all historical water level information shall be corrected to the required datum.

Groundwater Sampling

Groundwater samples shall be collected from all of the designated monitoring wells, including any in which free product is discovered. Measure groundwater (and free product, if present) elevations in all the wells (and the stream gauge, if present), whether sampled or not, and report the data in tabular form. Prepare water table maps showing groundwater flow for each sampling round. The first sampling event shall be conducted at least 90 days and not more than 120 days after the excavation activities are completed. Conduct groundwater monitoring for four consecutive quarters, as follows:

Wells	Quarterly	Last Quarter
MW2, MW3, MW4	PVOCs + Naphthalene	RNA*
MW5, MW6, PZ2		PVOCs+ Naphthalene + RNA*
MW1	Groundwater elevation only	

*Remediation by Natural Attenuation parameters. Bidders should follow the recommended RNA parameter list found on TABLE C-1 of the WDNR *Guidance on Natural Attenuation for Petroleum Releases*, PUB-RR-614, March 2003.

Properly store and dispose/treat all contaminated material generated at this site as part of the bid scope of work, and provide proper documentation to the DNR.

Reporting

Upon completion of all site work, prepare a comprehensive report documenting all of the excavation and groundwater sampling activities. The report shall include a base map that shows site features and all historical boring and well locations. The report shall include groundwater elevation and flow maps; isoconcentration maps of residual soil and groundwater contamination; documentation of the excavation activities including the confirmation sampling results; updated tables which show all historic groundwater data on one table (including that conducted prior to this bid); concentration trend analyses; and all appropriate and required field forms, maps, tables, laboratory reports, etc. The report shall include a recommendation on whether closure is available and it shall be submitted to the DNR (copy to Commerce) no later than three (3) months after conducting the final round of groundwater sampling. In addition, the consultant shall provide all required electronic reporting to Commerce.

Second Claim Submittal

Following the work scope indicated in this bid, prepare and submit a second PECFA claim. If the agencies concur that closure is possible, this second claim should be submitted after the closure-related contingency costs have been incurred. If closure is approved, submit this second claim as a final claim after all the monitoring wells have been abandoned.

Closure-related Contingency

While this is not a bid to closure, closure may be appropriate after the year of groundwater monitoring and reporting has been completed. On page 2 of the bid response provide all closure related costs, including but not limited to the closure request form, appropriate GIS notifications and submittals, etc. Also provide a separate line item cost for the abandonment of all the monitoring wells. If the DNR project manager concurs that closure is possible, these bid costs will be the subject of a cost cap modification change order approval. Abandonment costs will be approved separately, if the DNR closure committee concurs with the closure request. Failure to provide the closure-related contingency cost will result in a non-compliant bid.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm

47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified.

Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Union Coop Bulk Facility

COMMERCE #: 53536-1163-65

BRRTS #: 02-54-150621

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Union Coop Bulk Facility

COMMERCE #: 53536-1163-65

BRRTS #: 02-54-150621

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

Excavate and off-site disposal of 750 tons of soil, collect and analyze sidewall/bottom soil confirmation samples, conduct all backfilling activities (includes any borrow pit, if conducted), and report.	\$
Initial PECFA Claim preparation and submittal	\$
Re-survey for well elevation datum change, includes recalculating all historical water level measurements	\$
One year of groundwater sampling, reporting, and waste disposal as specified in the bid	\$
Second PECFA Claim preparation and submittal	\$
Total Bid Amount	\$
Contingency cost for collection and analysis of TCLP soil samples (or any other sample and analysis) for landfill disposal purposes (includes any additional site mobilizations)	\$
Contingency cost (commodity only) for additional soil excavation and disposal (\$/ton)	\$/ton
Contingency cost for all closure related costs (excluding well abandonment costs). Including but not limited to Closure Request, GIS Packet, applicable notifications, etc.	\$
Contingency cost for all well abandonment costs	\$